

Sign Guidelines

The City of Kapolei

A New Direction



September 2000

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I. Introduction

INTRODUCTION

PURPOSE AND INTENT

Signs and graphics are important design elements which contribute to the quality and character of the City of Kapolei. These Sign Guidelines provide specific sign requirements that will further the goals of the Urban Design Plan for the City of Kapolei.

Recognizing the need for flexibility, the Estate of James Campbell (EJC) has established a Design Advisory Board (DAB) to address unusual situations that may require variances from standards set forth in these sign guidelines. Either EJC or the DAB may modify these guidelines as deemed appropriate. The Kapolei Engineering and Planning department shall review all designs and locations for temporary signs.

The objectives of these Sign Guidelines are to:

- ◆ Provide a reasonable system of sign control to encourage signs which are well designed and consistent with the Urban Design Plan.
- ◆ Regulate types of signs, materials, fabrication techniques, size, height, location, frequency, and illumination.
- ◆ Protect public and private investment in Kapolei.
- ◆ Identify businesses, attract and direct persons to various activities and enterprises, and promote the public safety and welfare.

ORGANIZATION OF SIGN GUIDELINES

These guidelines are organized into three major sections:

- ◆ General sign standards define the general guidelines for all signs and specify signs not permitted.
- ◆ Design guidelines identify the allowable sign types and provide guidelines directing their use.
- ◆ Sign submittal and approval procedures describe the requirements for sign approvals within the City of Kapolei. An exception to these requirements are signs within Phases I and II of the Kapolei Shopping Center which has its own set of sign guidelines.

DEFINITIONS

Each term defined in this section or elsewhere in these guidelines, when written with initial capital letters, shall have its defined meaning. As an exhibit to the City of Kapolei Declaration of Protective Covenants, Conditions and Restrictions, the definitions included therein are included in these guidelines. In the event of any inconsistencies among the defined terms or provisions of the City of Kapolei Declaration of Protective Covenants, Conditions, and Restrictions, the City and County of Honolulu Land Use Ordinance, and the provisions of these Sign Guidelines, the more restrictive provisions shall control.

The following terms shall have, throughout these Sign Guidelines, the following defined meanings:

- Building:*** ♦ A Structure with a roof that provides shelter for humans, animals, or property of any kind.
- Development:*** ♦ Any man-made change to improved or unimproved real property, including but not limited to Buildings or other Structures, filling, grading or excavation operation.
- Illuminated light.*** ♦ Signs which are designed to give forth artificial light.
Signs: Such signs may be Directly or Indirectly Illuminated and shall include interior lighted signs.
- Design Advisory Board:*** ♦ In order to assist in the review of projects and interpretation of the provisions of these Sign Guidelines and Urban Design Plan, EJC has established a Design Advisory Board (DAB) comprised of but not limited to professionals in the fields of architecture, planning, landscape architecture and engineering.
- Directly Illuminated Sign:*** ♦ A sign with its light source as an integral part of the sign, including interior lighting and back lighting.
- Indirectly Illuminated Sign:*** ♦ Signs illuminated with a light directed primarily toward such sign and so shielded that no direct rays from the light are visible elsewhere than on the lot where the illumination occurs.
- Non-Illuminated Sign:*** ♦ Signs which do not give forth artificial light.
- Lot Area:*** ♦ The total area within lot lines of the Zoning Lot but exclusive of right-of-way for ingress or egress in favor of others and easements for open drainage systems.

- Parking Lot:*** ♦ An open area of land other than a Street used or intended to be used to provide space for the parking of motor vehicles for private purposes or is available to the public. The term also includes parking of vehicles for sale or rental.
- Street:*** ♦ Any public right-of-way for vehicle purposes or a private right-of-way for vehicle purposes which provides access to more than 2 Zoning Lots and does not include freeways (controlled-access facilities) which are defined under Chapter 264-61, HRS, as amended.
- Structure:*** ♦ Refers to anything above existing grade constructed or erected with a fixed location on the ground. The term "Structure" includes the term "Building".
- Theaters:*** ♦ Facilities that are used primarily for the performing arts or for the viewing of motion picture films. Drive-in Theaters are excluded.
- Zoning Lot:*** ♦ A lot or any portion of a lot within a single zoning district or precinct.

II. General Sign Standards

GENERAL SIGN STANDARDS

Each Owner shall be responsible for all costs involved in the design, construction, and installation of project signs.

All signs shall be approved by the Kapolei Engineering and Planning department of EJC for design, color, sign layout, location, and size.

All permanent signs shall be designed, specified, and fabricated to have a life expectancy of at least ten years. Signs should be tamper and vandal proof.

All signs to be attached to the Building facade, parapet, or other Building elements should be reviewed by the Building architect.

All Building-mounted signs shall be compatible in size, material, and color with the architecture of the Building to which they are attached.

All signs must conform to applicable codes and regulations (i.e., electrical, mechanical, structural, etc.)

Signing shall meet all requirements of the City and County of Honolulu Land Use Ordinance.

No junction boxes or exposed conduits for signs will be permitted on the exterior face of a Building. All raceways, transformers, disconnect switches, electrode boxes, or other wiring shall be located in furred ceiling spaces or behind walls or sign framing and shall not be visible from the Street. All signs containing electrical components shall be U.L. approved.

All sign bolts, fastenings, and clips of all types shall be hot-dipped galvanized iron, stainless steel, brass, or other non-corrosive metal.

Access hatches should be concealed from view and designed as an aesthetic part of the sign. Access hatches should be waterproof.

All identification labels shall be concealed, except those that are required by code. Required labels should be low contrast and so placed that they are not a dominant feature of the sign.

Except as noted otherwise, surfaces that are intended to be flat shall be without bulges, oil canning or other physical deformities.

All welded seams on sign surfaces shall not be visible.

SIGNS NOT PERMITTED IN THE CITY OF KAPOLEI

Signs which incorporate any mechanical movement, audible elements, intermittent lighting, moving or animated forms.

Signs preventing free access to or from any fire escape, door, window, or exit or access to any standpipe.

Signs that project above a parapet or roofline or signs which are located upon or affixed to the roof of a Building.

Signs that project into a public right-of-way.

Signs or graphics painted directly on exterior of Buildings.

No vending machines shall be located outside the Building.

Any sign which advertises or publicizes an activity not conducted on the premises on which the sign is maintained unless otherwise permitted by these regulations.

Any sign which by reason of its size, location, movement, content, coloring or manner of illumination constitutes a detriment to traffic safety by obstructing the vision of drivers, or by obstructing or detracting from the visibility of any official traffic control device, or by diverting or tending to divert the attention of drivers from the traffic movement of Streets.

III. Design Guidelines

DESIGN GUIDELINES

These sign guidelines apply throughout the City of Kapolei and include signs such as Address Signs, Building Identification and Directional Signs. The design guidelines for various sign types are as follows:

BUILDING IDENTIFICATION SIGNS

Building Identification Signs are wall-mounted graphics limited to identifying major occupants or the specific name of a Building (i.e., Campbell Building). Refer to Figures 1 and 2 for examples.



Figure 1



Figure 2

Standards:

- ◆ Building Identification Signs shall be individually fabricated letters and/or logo. All graphics must be directly attached to the Building without the use of visible supports or raceways.
- ◆ Signs shall be compatible and integrated with the Building's architecture and material finishes such as bronze, brass, stainless steel, painted aluminum, sandblasted or cast metal.
- ◆ These signs may only be Indirectly Illuminated.
- ◆ Building Identification Signs are limited to one per Street frontage, but not on adjacent sides of a Building corner.
- ◆ Projects entitled to a wall-mounted sign may have either a wall-mounted Building Identification Sign or a Ground Identification Sign, but not both.
- ◆ Building Identification Signs shall not be higher than 20 feet above the base of the Building.

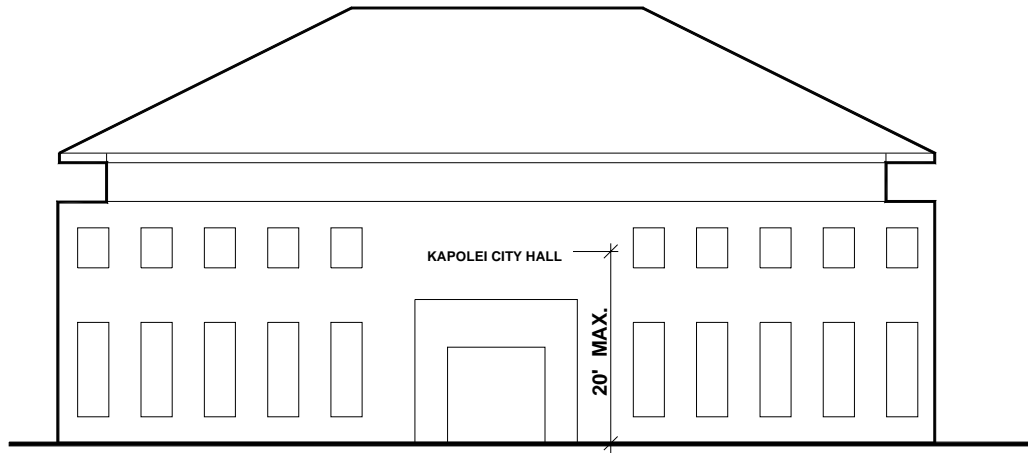


Figure 3

BUILDING IDENTIFICATION SIGN

BUSINESS SIGNS

These are signs that give the name of business and/or business logo for a profession, business, commodity, service, entertainment, or activity conducted, sold, or offered.

Standards:

- ◆ Business Signs shall be comprised of the following sign types: Graphics Applied Directly to Glass, Hanging Signs, Projecting Signs, Wall-Mounted Signs, Marquee/Fascia Signs, and Garden Signs.
- ◆ All Business Signs must be constructed of a material compatible with the Building's design and material finishes.
- ◆ Two Business Signs are allowed per ground floor establishment. Maximum sign area per establishment shall not exceed 1 ½ square feet for each lineal foot of establishment frontage.
- ◆ For multi-tenant Buildings, the tenant sign area must maintain a minimum of 2 feet from lease lines on either side of business establishment.

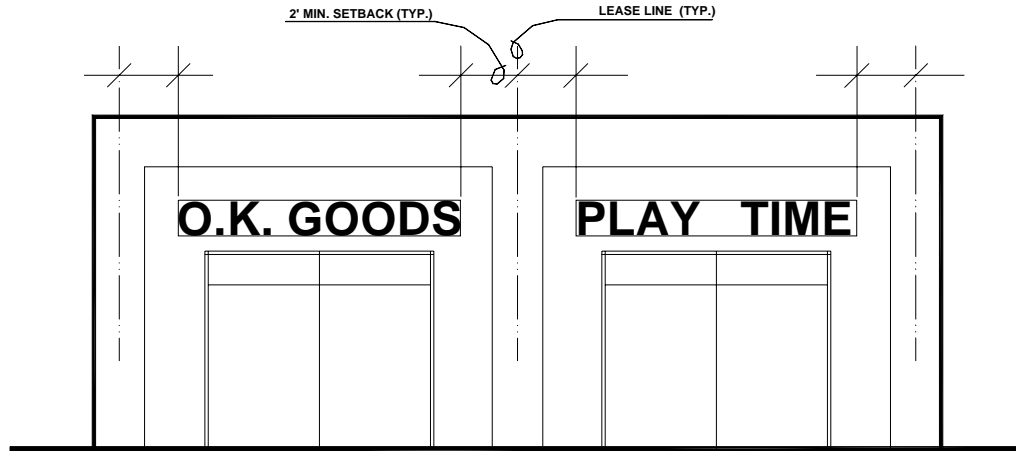


Figure 4

MINIMUM SIGN DISTANCE FROM LEASE LINE

GRAPHICS APPLIED DIRECTLY TO GLASS

Graphics may be applied as silkscreen, precut vinyl, acid-etched, or sandblasted. Neon signs are discouraged.

HANGING SIGNS

These are signs that hang from or attach to the underside of a canopy, awning, or marquee. Signs shall have no less than 7 ½ feet clearance between their lower edge and the ground.



Figure 5

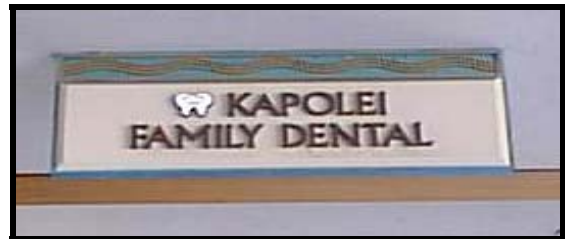


Figure 6

Hanging Signs may only be mounted either parallel or perpendicular to the Street or walk. Signs may be wood, non-corrosive metal or acrylic plastic. Signs may be Directly or Indirectly Illuminated. Refer to Figures 5 and 6.

PROJECTING SIGNS

These are identification signs which are supported solely by an exterior Building wall and which extend beyond the Building wall more than 15 inches but not greater than 5 feet. Maximum sign area shall not exceed 12 square feet. Projecting Signs

shall not extend above a Building's roof level. Projecting signs may be non-corrosive metal, wood, or acrylic plastic. Mounting brackets, if exposed, shall be ornamental and complementary to the architecture. Projecting Signs may be Directly or Indirectly Illuminated.

MARQUEE FASCIA SIGNS

These signs are attached to the face of a marquee or fascia. A marquee is a canopy or covered Structure projecting from and supported by a Building. Signs should not extend above or below the fascia. Refer to Figures 7 and 8. Signs may be painted or attached to the face of an awning.



Figure 7



Figure 8

WALL-MOUNTED SIGNS

These are signs affixed to an exterior wall of any Building. Wall-Mounted Signs shall not extend more than 15 inches from the Building or exceed a total height of 20 feet. Wall-Mounted Signs may be wood, non-corrosive metal, acrylic plastic, or any combination of these. These signs may be Directly or Indirectly Illuminated. Refer to Figures 9 and 10.



Figure 9



Figure 10

GARDEN SIGN

These are freestanding signs or a sign attached to the face of a freestanding wall. Garden Signs shall not exceed 30 inches in height. If attached to a wall, it may not project more than 6 inches from the face of the wall or exceed 6 feet above finish grade. Garden Signs may be wood, non-corrosive metal, stucco, acrylic plastic, or any combination of these. These signs may be Directly or Indirectly Illuminated. Refer to Figures 11 and 12.



Figure 11



Figure 12

GROUND SIGNS

Ground Signs are freestanding, self supported Structures containing one or two display faces. A Ground Sign includes a pole sign, parking information signs (rates, times), and business signs. Ground Identification Signs may be used to identify a Building or a business or for directory purposes. Ground Information Signs may include other business-related information not included under Directional and Traffic Control Signs such as parking rates and regulations.

GROUND IDENTIFICATION SIGNS

Standards:



Figure 13

- ◆ One Ground Identification Sign per Zoning Lot is permitted. Refer to Figure 13.
- ◆ For business districts, a maximum 12 square foot sign is permitted if all Buildings on the Street frontage are setback between 25 to 50 feet from the property line and setback a minimum of 10 feet from the property line. A maximum 24 square foot sign is permitted if Buildings are set back greater than 50 feet. These signs must be located a minimum of 20 feet from the property line. Set back requirements vary for other zoning districts.
- ◆ Location and setbacks applicable to the sign must be approved by the DAB prior to installation. Ground Signs may not project into required yard setbacks.
- ◆ Horizontal and vertical forms are provided to accommodate various business names and logos.
- ◆ Wood, acrylic, ceramic tile and tile with glossy finish are not allowed.
- ◆ Ground Identification Signs shall be Indirectly Illuminated by concealed lights.

GROUND INFORMATION SIGNS

Standards:



Figure 14

- ◆ Ground Information Signs that are visible from the Street shall be counted as the one permissible directional sign per entrance or exit and shall not exceed 30 inches in height and 6 square feet in sign area. Refer to Figure 14.
- ◆ Ground Information Signs not visible from the Street shall not exceed a height of 6 feet. Total sign area shall not exceed 6 square feet.
- ◆ No Ground Signs shall be located in a public right-of-way or in any required yard setbacks.

- ◆ Ground Signs may be Illuminated either Directly or Indirectly by ground level lighting.
- ◆ Pylon signs are not allowed. A pylon sign is free standing and raised above ground level on a large post or posts at least 6 feet above ground level.

DIRECTORY SIGNS

These signs identify the tenants and/or activities within a business or multi-tenant Building, and are located outside of the Building but near to the main entrance. Directory Signs shall be oriented toward pedestrians. These signs may include the name of the Building and/or major tenant and address to which directory applies, names of minor businesses or tenants, special departments, location of public facilities, floor and/or room numbers, activities, and locational maps.

Standards:

- ◆ Names of businesses shall be displayed on replaceable panels with unit number and/or address.
- ◆ Directory information may be a freestanding Ground Sign or a Wall-Mounted Sign not to exceed 10 feet above the ground at its highest point. The directory Structure shall be constructed from materials compatible with the Building’s architecture.
- ◆ Individual tenant signs shall be consistent with each other in terms of color, material, type style and size.
- ◆ These signs may be Directly Illuminated if not seen from the Street.
- ◆ If the name of the Building is included on the Directory Sign and is visible from the Street, it will be counted as one of the permissible business signs.

ADDRESS SIGNS

Signs indicating a Street address and/or Building number assigned to the lot as specified by the City and County of Honolulu. These signs also apply to Street level businesses and residential units.

Standards:

- ◆ Building Address Signs shall be displayed on every Building at or as close as possible to the main entrance. Individual tenants shall display addresses (i.e., 101A, 101B, 101C, etc.) as close as possible to their entrance.
- ◆ The numerals shall face the Street, access road, or the approach walkway, as necessary.
- ◆ Address Signs shall not exceed one square foot. One Building Address Sign shall be allowed per Building on the side to which the Street number applies.
- ◆ If the Street and/or Building address is to be “spelled-out”, the lettering style, size, and materials shall be compatible with the Building’s architecture.

OPERATING HOURS INFORMATION

Standards:

- ◆ Business hours, information, prohibitions and other required notices and information, shall be applied to the glass or wall area next to main entrances.
- ◆ If the Operating Hours Information is to be located on a Building wall, the graphics should be applied to a plaque or panel prior to installation. Wall-mounted plaque or panel should be compatible with the design and material of the wall. If readable from the Street or public sidewalk areas, it will be counted as a Business Sign.

DIRECTIONAL AND TRAFFIC CONTROL SIGNS

These signs indicate entrances and exits for Parking Lots and garages and other circulation needs as applicable. Since this type of signing will be addressing primarily vehicular traffic, wording shall be brief. Signing shall be legible from the traveled portion of the roadway at a reasonable distance and free from visual obstruction. Directional Signs may include but are not limited to: One Way (arrow), Entrance, Exit Only, Public Entrance, Monthly Entrance, No Parking, Service Entry, Vertical Clearance x'-x", Reserved, and Loading Only. Traffic Control Signs may include: Stop, Yield and Speed Limit. Refer to Figures 15 and 16.

Standards:

- ◆ Directional Signs for Parking Lots may be freestanding Ground Signs or wall-mounted if Parking Lot is adjacent to a Building. Signs may be constructed of wood, metal, or masonry. Metal posts are allowed only if painted. Directional Signs for parking garages may be hanging or mounted to Building wall. Signs may be Directly or Indirectly Illuminated.



Figure 15

- ◆ All signs shall be located outside the road right-of-way.
- ◆ Type style shall be selected on the basis of clarity, legibility and uniformity with other graphics of the associated Building.

- ◆ Wherever possible, Traffic Signs shall be grouped to minimize freestanding signs. Signs may be attached to lampposts if appropriate.

- ◆ Signs visible from the Street are not to exceed 30" in height. Panels shall not exceed 1 square foot per side. Only one Directional Sign is allowed by entrance or exit.



Figure 16

- ◆ Signs which are not visible from the Street must follow the following size guidelines:

6'-0"	maximum height
2'-0"	maximum width
4 sq. ft.	maximum sign area

- ◆ Signs located within a project shall be compatible with the architecture of the Building(s) and/or Ground Signs.

RESIDENTIAL DEVELOPMENT SIGNS

Residential Development Signs identify the primary entrance and name of a residential subdivision Development. Refer to Figures 17 and 18.



Figure 17



Figure 18

Standards:

- ◆ Residential Development Signs shall not exceed 24 square feet or two signs not to exceed 24 square feet in total shall be permitted at each primary entrance to the associated Development.
- ◆ Residential Development Signs may be Indirectly Illuminated. No interior illumination is allowed.
- ◆ Sign(s) may be plaster finish concrete, stone, cast metal, or other non-corrosive metal graphics.
- ◆ Owner shall be responsible for all costs of design, permitting, construction, and installation.

SERVICE STATION SIGNS

These are signs identifying the business and services. Information may include the company name, logo, special services, and pricing information.

Standards:

- ◆ Four business signs are permitted. The total area of these signs cannot exceed one square foot for each lineal foot of Street frontage or 200 square feet, whichever is less. Sign types permitted include the following: marquee fascia, projecting, or wall signs.
- ◆ One double-sided ground sign is allowed, not exceeding 16 square feet of sign area for each side and height of 6 feet above finish grade.
- ◆ Ground signs shall be perpendicular or parallel to the Street and located at least 10 feet from the Street curb. Rotating or moving signs are not allowed.
- ◆ Signs may be constructed from fiberglass, stone, concrete, acrylic, aluminum, or other non-corrosive metal.
- ◆ In addition to a ground sign, the company logo and name may be applied to the Building parapet or fascia, including those for service islands. Illumination of signs shall be by internal sources.
- ◆ One sign per Street frontage may be erected depicting the price of fuel offered. This sign may be a ground sign not to exceed 12 square feet and will be counted as one of the permitted Business Signs.



Figure 19

- ◆ Pump island information signs denoting “full service” or “self service” are permitted. These signs shall not exceed 3 square feet. Price signs not exceeding 1 square foot are allowed at each pump island.
- ◆ No vending machines shall be located outside the Building. Gas pumps are not considered to be vending machines.

SPECIAL EVENT THEATER ANNOUNCEMENT SIGNS

These are signs for Theaters providing information for upcoming events and shows. These signs shall consist of a permanent portion which may display the name of the Theater and a changeable section accommodating program information.

Standards:

- ◆ Sign types include hanging, marquee fascia, projecting, or wall signs.
- ◆ A total of four signs not exceeding total sign area of 300 square feet are allowed.
- ◆ Electronic message boards may be used; however, message boards that use light bulbs as the image of the message are not acceptable.
- ◆ Animation, flashing, or movement will not be permitted.
- ◆ Signs shall be constructed of aluminum or other non-corrosive metal, fiberglass, stone, or concrete. Acrylic may be used for the message section.
- ◆ Signs may be illuminated internally. The permanent portion of the sign should have an opaque background with only the message portion illuminated.

STREET CLOCK

A Street Clock is any timepiece erected and maintained for the purpose of advertising a place of business, or as an architectural element of any common area.

Standards:

- ◆ A Street Clock may be wall-mounted, projecting sign, or freestanding ground sign.

- ◆ A Street Clock may be face or digital type and should relate to the architecture of the Building to which it is associated. Decorative post-mounted clocks are allowed if consistent with its surroundings.
- ◆ If the clock is visible from the Street, it will be subject to the City and County of Honolulu sign regulations.

FLAGS

Flags include official Flags of governmental jurisdictions and Flags representative of on-premise businesses. Flags in this section refer to permanent Flags. Refer to Figure 20.

Standards:

- ◆ Each individual Flag shall not exceed 50 square feet in area. No more than five Flags may be located on any one parcel or Lot Area.
- ◆ Flags shall also be of a size appropriate to the height of the pole on which they are displayed, as indicated on the following chart:



Figure 20

Pole Height	Appropriate Flag Size
20'	3' x 5'
25'	4' x 6'
30' to 40'	5' x 8'

- ◆ Flags shall be constructed of fade-resistant, ripstop nylon.

BANNERS

Banners are pieces of material, which are attached to a staff at two ends or from the top. Banners in this section refer to permanent decorative elements.

Standards:

- ◆ Banners may be used for the purpose of accenting entrances or as architectural features.
- ◆ Sizes and colors of Banners should be compatible with the Building.
- ◆ Each Banner shall not exceed 16 square feet in area.

- ◆ Banners shall be constructed of fade-resistant, ripstop nylon.
- ◆ Banners seen from the Street which identify a business with the name or logo of the business shall be counted as a Business Sign.

TEMPORARY SIGNS

Temporary Signs for the City of Kapolei are limited to Announcing Signs, Real Estate Signs, Special Event Displays, Window Displays, and Construction Fencing Signs. Temporary Signs that do not communicate activities associated with construction or marketing are not allowed.

All signs are to be designed and built according to specific requirements for dimensions, materials, and colors as herein described. In addition, all Temporary Signs will require design and location approvals from the Planning Coordinator for Campbell Estate.

No Temporary Signs shall be permitted for more than one year without re-approval. All signs extended beyond the one-year period shall be repainted or replaced as determined appropriate by the Planning Coordinator for Campbell Estate. Temporary Signs not herein described are prohibited.

ANNOUNCING SIGNS

These are signs announcing a new Building's future use and name, participating architects, engineers, contractors, developers, financiers, major tenant, occupancy date, and phone numbers. Announcing signs must be of an overall quality equal to or better than the example shown as Figure 21. Location and setbacks applicable to the sign must be approved by the Planning Coordinator for Campbell Estate.

Standards:

- ◆ On all Announcing Signs, the City of Kapolei logo shall be located on the upper-most portion of the sign along with the project name.
- ◆ One sign per Street frontage of a Building under construction. These signs must be set back in accordance with City and County of Honolulu requirements.

- ◆ This sign type may be displayed until the Building is 90 percent occupied or until 12 months after initial occupancy, whichever occurs first, after which they must be removed.
- ◆ These signs may be single or double-sided and located either parallel or perpendicular to the roadway.
- ◆ Temporary Announcing Signs shall not exceed 32 square feet in area in commercial districts or 16 square feet in residential districts.
- ◆ Announcing Signs shall be Non-Illuminated.

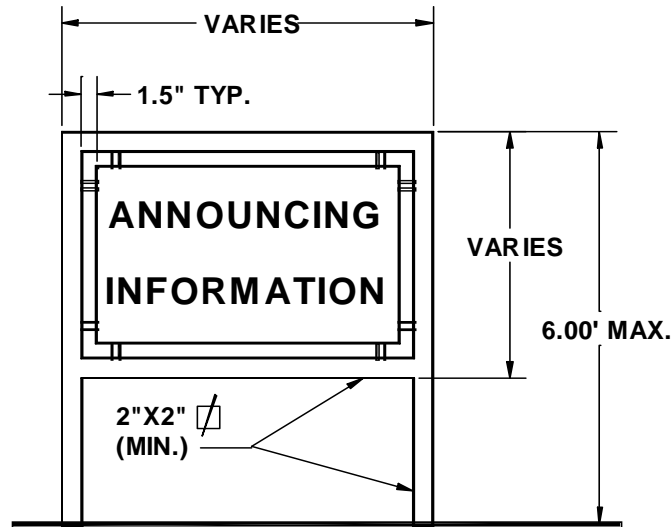


Figure 21

ANNOUNCING SIGNS

SPECIAL EVENT DISPLAYS

Signs erected on the premises of an establishment having a grand opening, open house, or special event may include a portable or easily removable sign for a period not to exceed 7 days within any 6-month period. Special Event Displays may advertise an opening, occasion, or particular event, and not an establishment, service, price, product, or commodity.

All forms of Special Event Displays must be approved by the Planning Coordinator for Campbell Estate prior to their installation. Special Event Displays are permitted only within the Property conducting the special event.

- Standards:**
- ◆ Wind signs such as flags, balloons, or banners shall be limited to 5 per Lot frontage.

REAL ESTATE SIGNS

Signs advertising the sale, rental or lease of the premises on which the sign is located are defined as Temporary Real Estate Signs. Real Estate Signs for residential and commercial property offerings are permitted as depicted in Figure 22.

- Standards:**
- ◆ One sign per Street frontage of the premises offered for sale or lease.
 - ◆ Both commercial and residential Temporary Real Estate Signs shall consist of a major information panel and utilize the dimensions for each as applicable and depicted in Figure 22.
 - ◆ These signs may be single or double-sided and located either parallel or perpendicular to the roadway.
 - ◆ Signs shall be Non-Illuminated.
 - ◆ Signs shall not exceed 8 square feet in area.

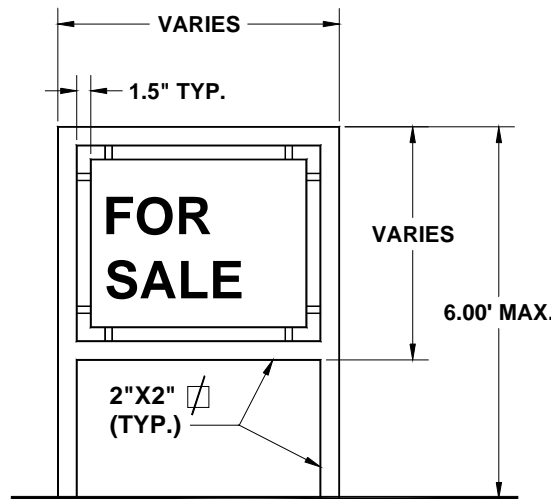


Figure 22
REAL ESTATE SIGN

WINDOW DISPLAY SIGNS

These are illustrations, announcements of sale or event, insignia or lettering relating to merchandise for sale within a ground floor establishment visible from a window opening.

- Standards:**
- ◆ These displays shall be limited to the first floor of a Building.
 - ◆ Displays shall be limited to the inside of the glass window.
 - ◆ Signs shall be hung away from the glass surface and not taped directly to the glass surface.

CONSTRUCTION FENCE GRAPHICS

Information including purpose, safety information, future home of, etc., type or name of Development, major tenant or Owner, displayed on a construction fence erected as an accessory use during the period of construction for commercial Structures, residential subdivisions, or multi-family housing projects.

- Standards:**
- ◆ Construction Fence Graphics shall be located adjacent to the entrance of the construction area and not to exceed 16 square feet of sign area in residential districts and 32 square feet of sign area in other districts.
 - ◆ If used, a Construction Fence Graphic sign shall take the place of either an Announcing Sign or a Real Estate Sign. Only one Construction Fence Sign per Street frontage is permitted.
 - ◆ The Construction Fence and Sign Graphics shall be removed upon construction completion.
 - ◆ "Stand-alone" Announcing Signs are also permitted if construction fencing is utilized, provided that information on the Announcing Signs is not duplicated by the construction fence sign and provided both signs are on two different Street frontages.
 - ◆ Murals that vary from these standards are permitted with approval from the Planning Coordinator for Campbell Estate.

IV. Sign Submittal and Approval Procedures

SIGN SUBMITTAL AND APPROVAL PROCEDURES

SUBMITTAL PROCEDURES

TEMPORARY SIGNS

Each applicant shall submit to EJC Engineering and Planning department two (2) copies of a site location plan and a detailed drawing of the proposed sign indicating conformance to these design guidelines. A timetable for the installation and removal shall be submitted.

ALL OTHER SIGNS

As required in the City of Kapolei Urban Design Plan, June 1998, under the Review Procedures for Major Projects, each applicant shall submit to EJC and to the DAB two (2) copies of the following:

- ◆ Sign location plans including all proposed signs
- ◆ Sign plans and elevations including but not limited to dimensions, details, colors, and materials specifications.

APPROVAL REQUIREMENTS

- ◆ All work shall be of high quality. EJC reserves the right to reject any work determined to be of insufficient quality by Owner's designer and/or fabricator.
- ◆ All signs and their installation shall comply with local Building codes. It is the responsibility of the Owner to review current City and County of Honolulu sign ordinances to ensure compliance with applicable regulations. In the event of any inconsistencies between the provisions of the City and County of Honolulu Land Use Ordinance and the provisions of the Sign Guidelines, the more restrictive provisions shall control.
- ◆ No work shall commence without the prior written approval of Campbell Estate.
- ◆ Owner shall pay for all signs, their installation, maintenance, and removal.
- ◆ Any nonconforming or unapproved signs must be removed or brought into compliance at the sole expense of the Owner responsible for their installation within thirty (30) days of issuance of notice of nonconformity.

Following this period, the Owner may be subject to reimbursing EJC for the costs of removal.

V. *References*

REFERENCES

City of Kapolei
Urban Design Plan
Group 70
June 1998

City of Kapolei
Declaration of Protective Covenants,
Conditions and Restrictions
The Estate of James Campbell
December 9, 1998

Follis, John and Hammer, Dave, 1988
Architectural Signing and Graphics
Whitney Library of Design, New York

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PBR Irvine,
Sign Criteria,
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Hawaii Revised Statutes
1985, Section 445-111-121
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